

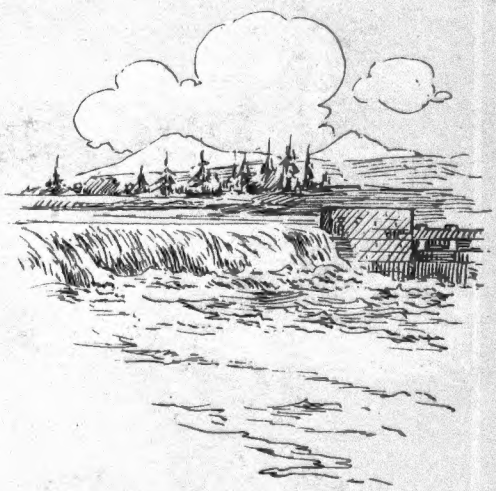
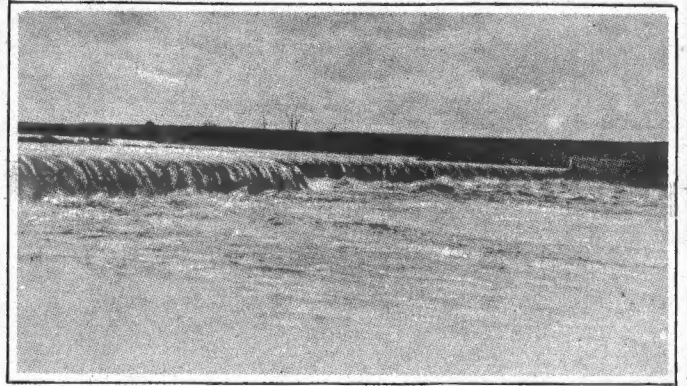
(1922)

125

BOW RIVER IRRIGATION PROJECT

ALBERTA, CANADA.

WE TAKE THE WATER FROM



THE BOW RIVER

AND PUT IT ON



THE LAND

CANADA LAND & IRRIGATION CO. LTD.
MEDICINE HAT, ALBERTA



CANADA LAND AND IRRIGATION COMPANY LIMITED

LONDON ADDRESS:

1 Copthall Chambers, Copthall Court,
London, E.C. 2.

CANADIAN ADDRESS:

Box 677, Medicine Hat,
Alberta

TELEGRAPHIC ADDRESS:

"Solberta" London,
"Solberta" Medicine Hat

REFERENCE:

Bank of Montreal.

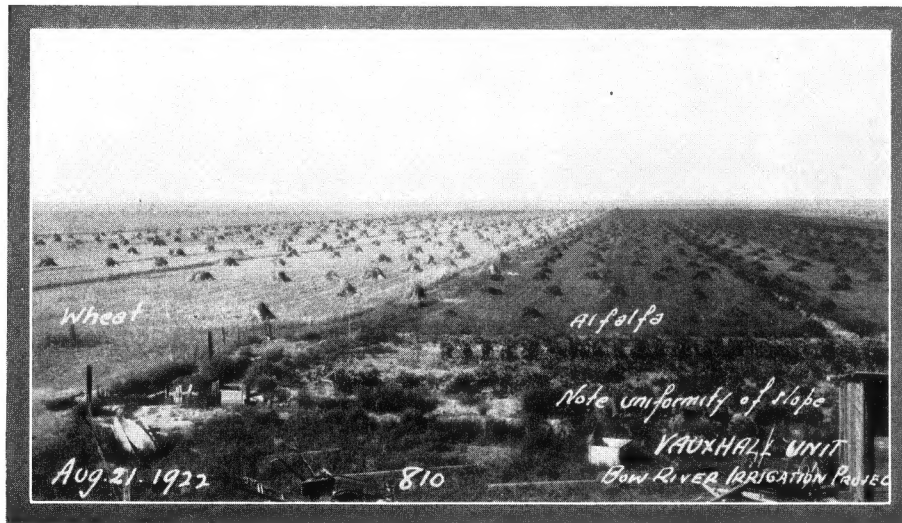
THE BOW RIVER IRRIGATION PROJECT

GENERAL DESCRIPTION OF THE PROJECT

THE Bow River Irrigation Project comprises an area of 530,000 acres of land lying centrally between the cities of Medicine Hat, Calgary and Lethbridge in the southern part of the Province of Alberta.

For the sake of convenience, the project has been divided into five districts, viz.—Western, Alberta, Central, Bungalow and Suffield.

About 200,000 acres will eventually come under irrigation, of which a large proportion is located on the westerly side of the project in the Alberta, Western and Central Districts. A ridge running through the centre of this irrigable tract provides supporting ground for the main canals, and the lands slope evenly from the high ground to the Bow River on the north and the Oldman River on the south.



All Varieties of Garden Truck are Grown Successfully on the Project

The climate, in this vicinity, lives up to the best traditions of Sunny Southern Alberta and, in conjunction with a wonderfully productive soil and an ample water supply, provides agricultural conditions under which this region is rapidly becoming the most prosperous and progressive irrigated district in Western Canada.

The first unit of the project to be supplied with water and prepared for settlement, was the Western District which lies around the rapidly developing little town of Vauxhall and is, on that account, more familiarly known as the "Vauxhall Irrigated District."

THE BOW RIVER IRRIGATION PROJECT

CLIMATE



TYPICAL VAUXHALL UNIT IRRIGATED LAND

Note the bounteous crops, average uniform slope and the straight-line farm ditches

The fact that during the past few years, sweet corn, cucumbers, squashes, canteloupes, watermelons and tomatoes have been grown in considerable quantities and matured successfully on the project is a convincing proof of favorable climatic conditions during the growing season. Contrary to general belief, the winters are not long and dreary, the cold weather being tempered by frequently occurring Chinook winds. Winter-feeding of live stock is carried on in open yards with only straw fence windbreaks, and as there is comparatively little snowfall, the roads are open to traffic practically throughout the entire winter. The tables, which appear below, have been compiled from readings taken at Vauxhall, Ronalane and Suffield,—three points on the Bow River Irrigation Project—and five other points to the south of this project where irrigation is also being practised. These tables show that the climate on this project compares very favorably with that of Southern Montana

THE BOW RIVER IRRIGATION PROJECT

Elev. Above Sea Level	STATION	Years	Frost-free Periods		Mean Temperature April to Sept. inc.		PRECIPITATION			
			days	Average days	deg. Fahr.	Average deg. Fahr.	Total for Year		April to Sept. inc.	
							Inches	Average inches	Inches	Average inches
2450	Suffield, Alta.	1914	109	114.0	54.0	55.4	7.75	10.17	3.52	7.38
		1915	126		55.5		14.07		12.04	
		1916	115		53.4		19.91		16.88	
		1917	98		53.6		9.46		5.97	
		1918	88		54.6		6.13		3.16	
		1919	141		58.3		8.37		6.86	
		1920	115		55.6		9.68		5.91	
		1921	105		56.2		8.87		6.56	
		1922	129		57.5		7.30		5.53	
2325	Ronaldan, Alta.	1914	145	118.4	59.4	57.0	7.55	10.54	4.52	7.59
		1915	143		57.0		13.93		11.23	
		1916	120		55.3		19.02		15.85	
		1917	98		54.1		8.77		6.00	
		1918	89		56.6		7.15		4.59	
		1919	122		58.5		8.64		6.82	
		1920	94		56.0		9.38		5.35	
		1921	106		57.3		9.62		6.81	
		1922	149		58.7		10.80		7.18	
2550	Vauxhall, Alta.	1914	131	113.0	56.9	55.0	11.78	12.39	5.62	8.18
		1915	128		56.0		15.53		12.12	
		1916	121		53.3		19.40		16.06	
		1917	94		53.4		10.37		6.69	
		1918	89		55.4		6.92		3.45	
		1919	105		56.0		9.93		6.46	
		1920	108		53.0		11.59		6.07	
		1921	105		55.1		13.51		9.06	
		1922	136		56.1		12.49		8.11	
2961	Lethbridge, Alta.	1914	116	119.8	55.6	54.6	17.58	14.52	8.88	9.56
		1915	130		54.5		17.28		13.62	
		1916	143		53.8		25.88		17.76	
		1917	108		54.2		10.86		7.92	
		1918	106		55.7		7.62		4.68	
		1919	120		56.3		12.28		6.93	
		1920	117		53.0		14.05		9.27	
		1921	101		54.6		12.77		8.17	
		1922	137		53.7		12.34		8.84	
4500	Shoshone Project, Wyoming	1914	145	134.3	58.8	58.4	5.91	5.42	5.53	4.58
		1915	154		57.4		9.19		8.54	
		1916	121		57.5		4.69		3.95	
		1917	136		57.1		6.95		5.37	
		1918	115		56.5		8.27		7.25	
		1919	139		61.5		1.73		0.85	
		1920	135		57.2		1.72		1.68	
		1921	135		59.7		3.11		2.56	
		1922	129		59.7		7.22		5.51	
3500	Sun River Project, Mont.	1914	113	127.6	58.2	57.5	10.89	10.90	7.68	8.68
		1915	137		56.6		16.21		14.28	
		1916	122		56.3		17.00		14.04	
		1917	132		57.1		9.69		7.55	
		1918	109		57.7		7.07		6.28	
		1919	136		60.6		7.18		4.68	
		1920	121		56.0		9.58		7.78	
		1921	129		57.1		9.38		6.64	
		1922	149		57.4		11.07		9.16	
2900	Huntley Project, Mont.	1914	154	143.2	57.7	60.5	12.35	12.35	10.22	9.43
		1915	133		59.1		17.23		14.29	
		1916	140		60.1		11.61		7.97	
		1917	121		59.6		11.61		8.98	
		1918	163		63.7		12.71		8.79	
		1919	137		63.3		10.93		7.04	
		1920	148		59.4		9.68		7.73	
		1921	146		60.5		10.34		7.66	
		1922	146		60.9		14.75		12.02	
2250	Malta, Mont.	1914	153	128.9	58.0	59.8	13.42	13.30	10.80	10.28
		1915	89		58.3		15.94		13.19	
		1916	120		58.3		18.00		10.07	
		1917	129		60.5		8.75		5.36	
		1918	100		60.5		9.21		7.32	
		1919	111		63.9		9.18		7.15	
		1920	152		59.2		16.23		14.24	
		1921	138		59.5		16.59		13.34	
		1922	168		60.3		12.41		11.06	

THE BOW RIVER IRRIGATION PROJECT

SOIL

The soil, on this project, may be generally described as a chocolate-coloured sandy loam, light and friable and containing an abundance of root fibre.

Owing to the fact that Southern Alberta has enough rainfall to produce a heavy growth of native prairie grasses, but not sufficient to wash out the mineral plant foods, this soil is rich in both vegetable and mineral plant foods and consequently has proven, under irrigation, to be exceptionally fertile and highly productive.

The lands in general have a slope of from ten to thirty feet to the mile, which affords a natural slope suitable for irrigation, and also ensures good drainage facilities. There is no surface rock to be found in the district and very little leveling is necessary to fit the lands for receiving water. The lands are readily broken and put under cultivation as they are not covered with timber, brush or undergrowth of any kind.

CROP YIELDS

Eight Year Average—1915 to 1922

Taken from Dominion Government Records— Bow River Irrigation Project.

Crop	Yield per Acre
Alfalfa	. 3.42 tons
Wheat.	. 45.40 bushels
Oats. 97.14 bushels
Barley. 60.91 bushels
Peas. 41.24 bushels
Potatoes	352.82 bushels
(x) Sugar Beets 14.86 tons
(x) Five Year Average.	

THE BOW RIVER IRRIGATION PROJECT

WATER SUPPLY

The supply of irrigation water is naturally of very vital interest to the prospective buyer of irrigated land and in this respect the Bow River Irrigation Project can satisfy the most exacting requirements. Water is obtained from the Bow River, from which the project takes its name, at a point some 45 miles south and east of Calgary. The Bow River rises in the Rocky Mountains and is fed by glaciers in the summer as well as by the current rainfall. Records, extending back for a very long period of years, prove that there is ample water to supply the needs of, not only this project, but also others taking water from this same source. The water itself is the property of the Dominion Government and a license is granted, for the use of it for irrigation purposes, only after the matter has been carefully investigated by their experts. Over-appropriations of the waters of a stream in Canada, are not permitted by the Government, as it always holds enough in reserve to protect the interest of all of the licensed users.



A FINE YIELD OF WHEAT

This field yielded an average of 38½ bushels to the acre

The Bow River Irrigation Project is further protected as to its water supply in that, there are two large reservoirs in connection with the system. The first of these, Lake McGregor, is twenty-two miles long and has a capacity of 300,000 acre-feet, and the other, the Little Bow Reservoir, has a capacity of 30,000 acre-feet. This vast storage reserve will, at all times, be more than enough to take care of the irrigation requirements of the project for a year in advance.

The irrigation season and the amount of water to be delivered during that period, are fixed by the Minister of the Interior. This government control of these important factors, is a safeguard for the settler and assures him of an ample water supply when it is needed.

THE BOW RIVER IRRIGATION PROJECT

GOOD LAND ATTRACTS GOOD SETTLERS

During the past few years, since the first appearance of water in the ditches, this project has become very widely known and farmers from all parts of the North American Continent have been attracted by favorable reports from the Vauxhall Irrigated Lands. The splendid yields of all forage, vegetable and grain crops, the easily prepared land and first-class water service have all been noised abroad and an exceptionally fine class of settlers, coming from all the prairie provinces and many States of the Union, have taken up land in the district. These men have shown their complete confidence in the project by spending large sums of money in the improving of their farms, and, in many cases, by buying additional acreage.



FIELD PEAS

This field averaged 40 bushels of shelled peas per acre

The prospective settler can rest assured that, in taking up land on this project, he will not have to put up with any of the inconveniences and hardships usually associated with a new district. The pioneering has all been done, and although the district is still comparatively young, the farmers there have the benefit of good roads and railroad facilities, excellent government-controlled telephone service, fine schools, and a thriving town with good stores. In fact, the district is fully up to date and will compare very favorably with any other first-class farming community.

THE BOW RIVER IRRIGATION PROJECT

MARKET AND TRANSPORTATION

The Project is served by the Suffield-Lomond Branch of the Canadian Pacific Railway, which runs through the centre of the tract bringing nearly all of the irrigable lands within a distance of not more than ten miles from a shipping point.

Regarding the marketing of crops and livestock, the cities of Medicine Hat, Lethbridge and Calgary, lying respectively to the east, south-west and north-west of this project and having a combined population of around 95,000 are, themselves, able to use a very considerable quantity of the produce from the irrigated lands, and provide excellent facilities for the disposal of the surplus through their markets and wholesale-houses.



ALFALFA—THE KING OF FORAGE CROPS

Stacking the first cutting. Average yield for 2 cuttings, 3½ tons per acre.

PRICES OF LAND AND TERMS OF CONTRACTS

The Company has revalued land, for immediate future sales, to prices ranging from \$55 to \$40 per acre for irrigable land and from \$10 to \$5 per acre for interspersed dry land according to classification of the areas in a legal subdivision which would affect the value of the land for farming. These prices include a right to receive water but do not include the yearly operation and maintenance tax which is provided for by an Interim Water Agreement.

THE BOW RIVER IRRIGATION PROJECT

IRRIGABLE LAND CONTRACT

All irrigable land is sold under a contract which provides for an initial payment of 20% of the purchase price. The remainder with interest at 6% is payable in 25 equal annual instalments, provided the purchaser has cultivated and planted to crop at least 50% of the area purchased prior to the due date for payment of the first instalment. The first instalment is not due until March 1st two years after the First of March following the date of purchase. Interest begins one year preceding the due date of the first instalment.

For example: On land purchased between the 2nd day of March, 1932 and February 28th, 1933, the first of the 25 instalments of principal and interest would be due March 1st, 1935. Interest on principal after the initial payment of 20% had been made would commence to accrue March 1st, 1934.

Payments on a quarter section priced at \$8,000.00 would be as follows:—

Date of Purchase:—Between March 2nd, 1932 and February 28th, 1933.

20% \$1,600.00

March 1, 1933

March 1, 1934—No payment, interest starts on the \$6,400.00

March 1, 1935—The first of 25 equal amortized payments 500.65(a)

(a) This payment does not include the annual Operation and Maintenance charge of \$1.50 per irrigable acre per year, which is also due on March 1st of each year, and the above schedule only refers to lands held by the purchasers under the regular irrigable land contract.

no charge is made until the next succeeding March 1st.

CROP SHARE AGREEMENT

To purchase land the Land Contract and Interim Water Agreement must be entered into.

In order to assist purchasers who are equipped with stock and farm machinery free of all encumbrance and who are sincere in their desire to make a home on an irrigated farm, but who do not have sufficient cash to make the 20% initial payment, the Company will enter into an additional agreement called the "Crop Share Agreement," which is supplementary to the Land Contract.

The Crop Share Agreement contains the following terms:—

Interest at 6% per annum starts from the date of purchase

The Company is to receive one-fourth of all crops grown during the first year and one-third of all crops grown in each following year during the period that the Crop Share Agreement is in force. The purchaser must irrigate with at least two six inch irrigations

THE BOW RIVER IRRIGATION PROJECT

each season, --the first of which must be concluded not later than the First day of July, unless otherwise dispensed with by the Company in writing. If the purchaser is in default of this provision then the Company's share will be one-half instead of one-third of all crops grown.

As an assurance to the Company that the purchaser is equipped to start and continue farming operations, and as a further guarantee that the Company will receive its share of the crop, the purchaser must give a first mortgage on certain stock and equipment, hereinafter listed, having a value of not less than \$600 for the purchase of an 80 acre tract and not less than \$1000 for the purchase of a quarter section of land.

In the Company's opinion the least amount of stock and equipment essential to farming operations are as follows: —

For an 80 Acre Tract

4 horses or 1 tractor.
1 Plow.
1 Harrow.
1 Seeder.
1 Binder.
1 Wagon.

For a Quarter Section:

6 work horses or 1 tractor.
1 Plow.
1 Harrow.
1 Seeder.
1 Binder.
1 Wagon.

Not more than one quarter section of land will be sold to an individual under the terms of the Crop Share Agreement.

The purchaser must make his home on the land and must not be in arrears of payment for an irrigable land previously purchased from the Company.

The Company agrees to apply the proceeds from the sale of its share of the crop delivered to it by the purchasers,—first to water rental, then to interest and then to principal. When the amounts applied in this manner are sufficient to put the Land Contract in good standing, then the Crop Share Agreement and Mortgage are cancelled and the purchaser proceeds under the regular contract and water agreement.

NON-IRRIGABLE LAND

Lands that cannot be irrigated, but which may be purchased for dry farming or pasture, are sold at prices ranging from \$3.00 to \$10.00 per acre.

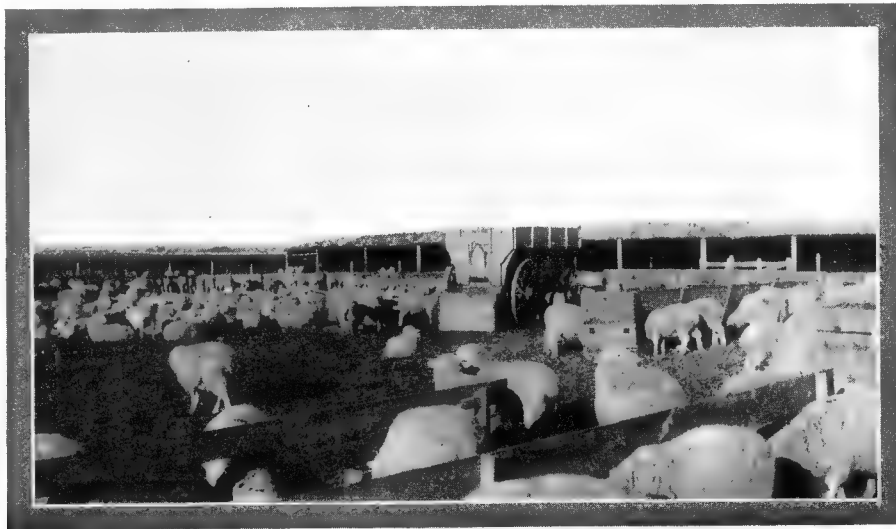
The first payment is one-half of the total purchase price, which must accompany the Application for Purchase, and the remainder shall be paid in two annual instalments with interest at the rate of six per centum (6%) per annum, the first of which will be due on December First one year after the First of December following the date of purchase. Interest at the rate of ten per centum (10%) per annum will be charged on all payments in defaults—whether of principal or interest. The purchaser, at any time at his option, may pay the purchase price in full or make payments in advance of the due dates for payment, thereby enabling him to save interest.

THE BOW RIVER IRRIGATION PROJECT

IRRIGATION FARMING AS A PERMANENTLY PROFITABLE BUSINESS

In the development of any irrigated district, the growing of wheat and other grain crops for direct marketing plays, for various reasons, a very important part, and it has been shown conclusively that excellent yields from these crops can be obtained on this project. Successful, permanent farming here, as everywhere, requires the practice of crop diversification, crop rotation and livestock-raising. It has been particularly noticeable that after their first, or possibly second year, the majority of the settlers are operating along these lines.

The large yields of alfalfa, sunflowers, oats, barley and other feeds that can be produced on these lands, and the comparatively mild winters are responsible for the fact that winter-feeding of livestock is becoming very popular, and it is safe to say that the district will become one of the principal breeding and feeding grounds in the province for cattle, sheep and hogs.



LAMBS HELD FOR WINTER—FEEDING

Lambs fed alfalfa and barley. Average gain—30 pounds in 90 days.

Acre yields of from 3 to 4 tons of alfalfa hay, 15 to 30 tons of sunflowers, 60 to 100 bushels of oats, 50 to 80 bushels of barley, can be readily obtained, and these yields compare very well with any other region on this continent. The soil and climate are particularly well adapted to the growing of vegetables, potatoes and other root crops. Small fruits have also been successfully raised and strawberries do exceptionally well.

THE BOW RIVER IRRIGATION PROJECT

With the certainty of these bounteous returns from the land every season, irrespective of weather conditions, an irrigated farm on this project offers to the ambitious farmer an opportunity to make a permanent home for himself and his family under the very best of conditions. With dairy and poultry products, home-slaughtered and cured meats, and abundance of home-grown garden produce, he becomes largely a self-contained unit of civilization, independent of the outside world; and, with shade trees, flower-beds and green lawns, all of which are possible under irrigation, surrounding the house, very pleasing living conditions are provided.



CLARINDALE FARM—VAUXHALL UNIT

Picture taken July, 1922. Note particularly the extraordinary growth of trees, planted late in 1920.

CONCLUSION

Settlers looking for a place to build a home are desired for these lands. Once located they are not forgotten but every effort is made to assist them. Farm advisors will show the settlers how to locate and build their field ditches, help them to obtain good seed, offer advice as to the best crops to be grown and latter assist them to find markets for their produce. Once on the land we want each settler to be successful and are therefore ready to do our part to make each settler a Project Booster. Alberta and Vauxhall will have a warm welcome for every newcomer, and it will not take long for him to feel that he is among friends.

THE BOW RIVER IRRIGATION PROJECT



KINLOCK SCHOOL

One of the country schools in the district. Picture taken October, 1921 immediately after completion of construction

The land and district are our best selling points and we want you to write us and arrange for a trip to Vauxhall at an early date. For additional information address your letter to the Land Department, Canada Land & Irrigation Company, Ltd., Box No. 677, Medicine Hat, Alberta, Canada.

MAP
SHOWING LOCATION
OF THE PROJECT OF THE
CANADA LAND & IRR. CO. LTD.
MEDICINE HAT
ALBERTA

